

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-5B

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, George T. Mullan has expressed an interest in rehabilitating property on Parcel R-5B:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That George T. Mullan be and hereby is tentatively designated as developer for Disposition Parcel R-5B subject to:

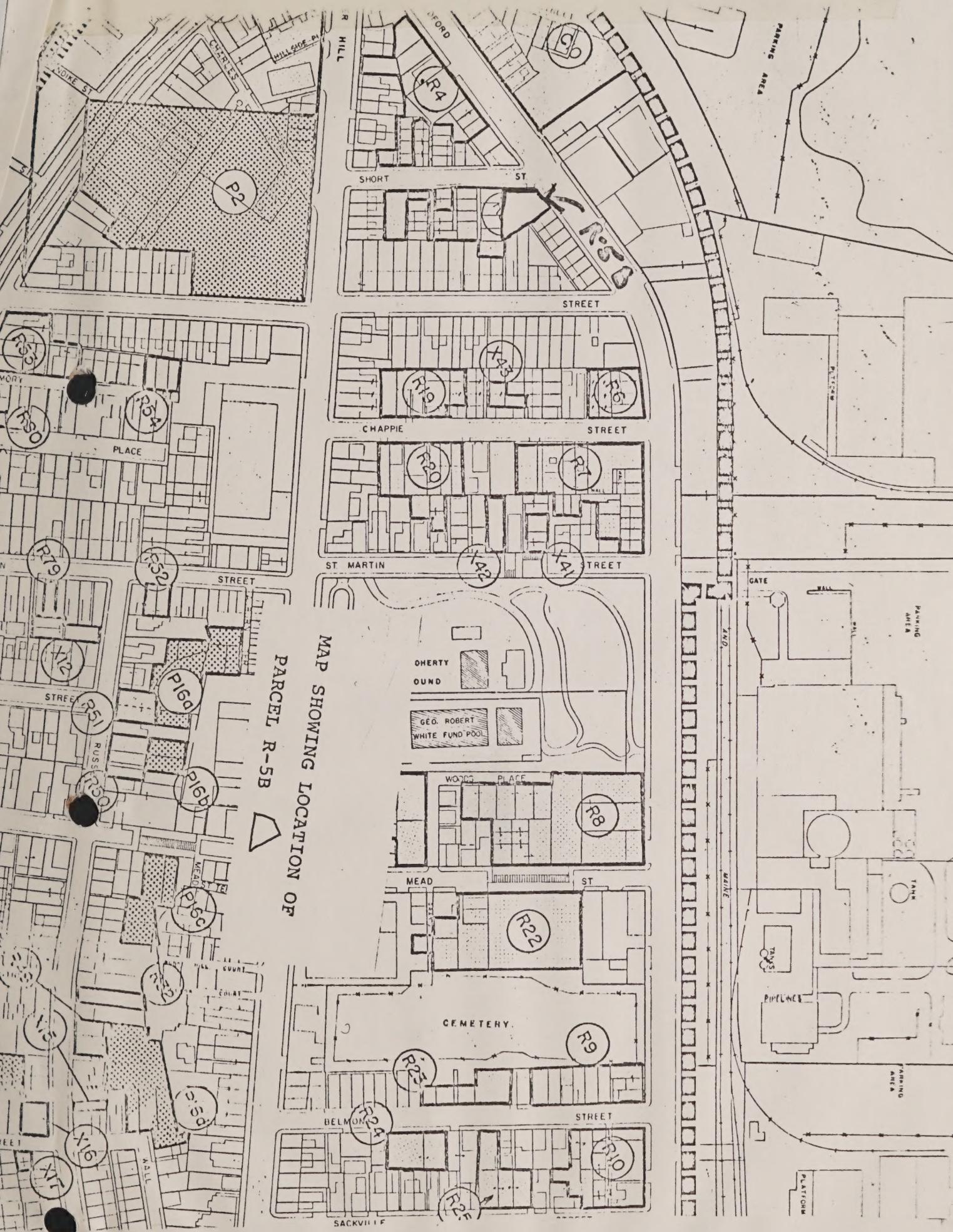
- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all disclosure and issuance of all approval required by Chapter 121B of the Massachusetts General Laws and Title I of the Housing Act of 1949 as amended; where applicable.
- c. Submission within sixty (60) days of the following documents in a form satisfactory to the Authority:
 - (i) Preliminary site plan, including the number and composition of the units which can be developed on the disposition parcel; and
 - (ii) Proposed construction schedule.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that George T. Mullan possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).

MAP SHOWING LOCATION OF
PARCEL R-55



original

PROPERTY PROFILE

518-520 Medford Street
Charlestown, Massachusetts

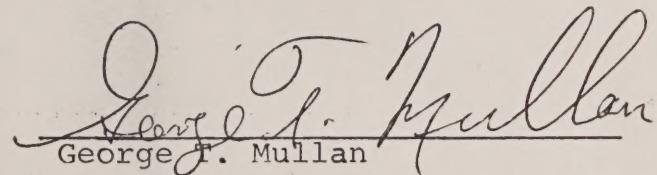
In order to remove this property from the acquisition list and turn it over to a developer, this list contains those things which, in our opinion, must be done to make the property conform to the Urban Renewal Plan.

1. Install missing cement caps on parapet wall to match existing.
2. Repoint face brick wall over seven doors.
3. Repoint cement block retaining wall in rear, including rear walls of garages and concrete wall.
4. Remove chimney from boiler room complete and seal opening in roof.
5. Remove wood post in boiler room and seal opening in roof.
6. Install new flashing and counter flashing on entire roof.
7. Install new parapet wall of three courses of cement block with 4" cement cap on rear wall of seven row garages and across side and retaining walls of three garages.
8. Install 6' chain link fence on parapet wall across rear of seven garages and sides and retaining wall of three garages with three strand barbed wire tops.
9. Install new built-up tar and gravel roof on nine garages and boiler room.
10. Install nine new 1 3/4" wood overhead garage doors, all solid panels, no glass.
11. Install new metal clad door on boiler room, complete with hardware.
12. Paint all wood trim with two coats of oil base paint; also cap on masonry wall.

13. Patch concrete approaches to all garages complete.
14. Remove existing and install new 6' chain link fence at entrance to garages, including double gate across driveway.

I agree to perform all the requirements to rehabilitate the nine garages located at 518-520 Medford Street, Charlestown, as indicated on the above list compiled by the Rehabilitation Department of the Charlestown Site Office.

Signed this 21st day of October, 1971


George T. Mullan

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October 28, 1971

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Robert T. Kenney, Director
SUBJECT: Charlestown Mass. R-55 / Parcel R-5B
Designation of Developer

On April 29, 1971, the Authority tentatively designated George T. Mullan of 49 Chappie Street, Charlestown, as developer of Parcel R-5B, 518-520 Medford Street, Charlestown. This parcel contains 3,820 square feet of land more or less and contains nine (9) single car garages.

A reuse price of \$1,900. for the subject lot and the buildings thereon was approved by the Authority at the board meeting of October 14, 1971.

Mr. Mullan has agreed to rehabilitate these garages according to the enclosed work write-up, drawn up by the Charlestown site office rehabilitation staff. This rehabilitation will bring these garages up to standard conditions and provide badly needed off-street parking for local residents.

It is therefore recommended that George T. Mullan be designated as developer of Parcel R-5B.

An appropriate resolution is attached.